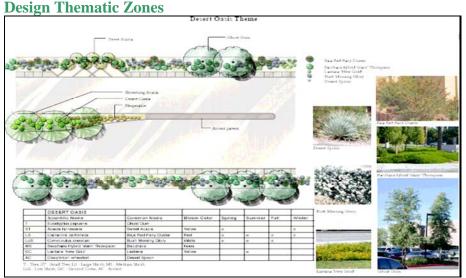
Status of McDowell Road Streetscape Project

Project Overview

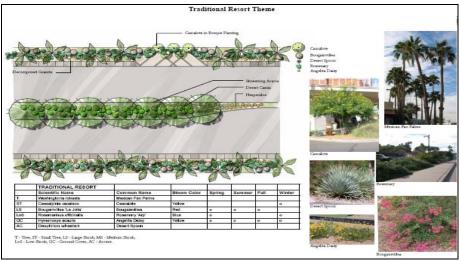
McDowell Streetscape Program

This \$6,000,000 revitalization program, authorized in 2003, involves sidewalk reconstruction and landscape installation throughout the entirety of Scottsdale's portion of the McDowell Road Corridor. The program is somewhat unique in that a partnership has been formed between private landowners and businesses along McDowell Road and the City to share costs associated with the construction of the project.

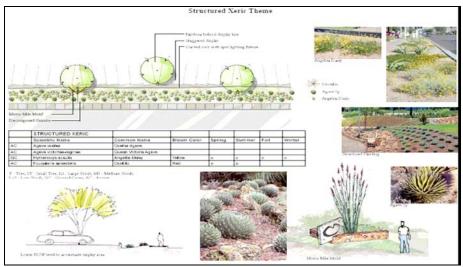
Designated as three different design thematic zones, (oasis, resort, xeric-scape; see below) the program involves the City's right-of-way and an adjacent portion of privately owned land as the pallet for a sidewalk and landscape design. The City through this collaborative process seeks to establish a new sense of place and destination for the McDowell Road Corridor business and residential community.



Desert Oasis Theme



Traditional Resort Theme



Structured Xeric Theme

The current status of the project consists of the following four construction Phases:



Phase I, Hayden Road to Granite Reef Road

- 1. This portion of the project is near completion
- 2. Currently:
 - a. Planting installation is complete
 - b. Median reconstruction is complete
 - c. Decomposed Granite installation near completion
 - d. ADA sidewalk ramp installation is near completion for the north side of the street
 - e. ADA sidewalk ramp construction on the south side of street is ongoing
 - f. Garden Room (bus stop) and pedestrian shelter construction ongoing
 - g. Electrical construction ongoing
 - h. Irrigation installation is complete
 - i. Tentative Phase I completion is scheduled for September 2005

Note: Numbers represent individual property owners parcels



Phase II, Motor Mile, Scottsdale Road to Galvin Parkway or 64th Street

- 1. This portion of the project began construction in July 2005
- 2. Currently:
 - a. Landscape and Hard-scape demolition is progressing along the north side of the street and the medians
 - b. Right-of-way irrigation demolition and installation is ongoing
 - c. New sidewalk and ADA ramp construction has begun
 - d. New pavers and irrigation are being installed within medians
 - e. Garden Room construction is ongoing
 - f. Completion of this phase is scheduled for mid December 2005



Phase III, Scottsdale Road to Hayden Road

- 1. Scoping of property owners, seeking their input in the program, is currently underway
- 2. Preliminary landscape design modification and fine tuning have begun

Note: Numbers represent individual property owners parcels

Phase III, Scottsdale Road to Hayden Road (continued)

- 3. Discussion with possible new landowners/tenets are currently underway regarding the program's revitalization goals and the collaborative effort the City is seeking for completing a unifying vision for the roadway
- 4. Construction date has not been finalized at this time



Phase IV Property Location Map

Phase IV, Granite Reef to Pima Road (the last portion of McDowell Road)

1. This portion of the project has been designed and will be addressed after Phase III nears contract bid